

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

7202

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

See mtg 363-713

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty Nine Thousand Nine Hundred and No/100-----Dollars

to the undersigned grantor, J. D. Scott Construction Co., Inc.
a corporation, in hand paid by Tony J. McDowell and Kathy B. McDowell
the receipt whereof is acknowledged, the said

J. D. Scott Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Tony J. McDowell and Kathy B. McDowell

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 20, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6,
Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) 40-foot building set back line from Eddings Lane;
(3) Utility easements as shown on recorded map of siad subdivision; (4) Restrictive
covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194;
(5) Right of way to Alabama Power Company recorded in Volume 112, Page 456, and in
Volume 123, Page 433, in Probate Office.

\$34,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.



19770405000031890 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Tony J. McDowell and Kathy B. McDowell
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said J. D. Scott Construction Co., Inc. does for itself, its successors
and assigns, covenant with said Tony J. McDowell and Kathy B. McDowell, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

Tony J. McDowell and Kathy B. McDowell, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. D. Scott Construction Co., Inc.

signature by J. D. Scott has hereunto set its
who is duly authorized, ~~and has caused the same to be attested by its Secretary,~~ its President,
on this 2nd day of April, 1977.

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

By J. D. Scott
J. D. Scott, ~~XXXX~~ President

Secretary.

ODOM, ROBERTSON & THOMPSON
620 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. D. Scott whose name as President of the J. D. Scott Construction Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of April, 1977.

Leanne A. Stettin
Notary Public

De Jax #500
11-12-5 1977
Rec. 3.00
Shelby County Judge of Probate, AL
1.00
\$10.00



19770405000031890 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1977 12:00:00AM FILED/CERT